

Late Backup

#48

ZONING CHANGE REVIEW SHEET

CASE: C14-2010- 0195 – Loop 360 Storage

Z.A.P. DATE: January 4, 2011

ADDRESS: 2631 South Capital of Texas Highway

OWNER/APPLICANT: Riata Holdings, Ltd. (Matt Mathias)

AGENT: Alice Glasco Consulting, (Alice Glasco)

ZONING FROM: GR-CO

TO: CS-CO

AREA: 7.678 acres (334,453 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of CS-CO (Commercial Services – Conditional Overlay) combining district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION: 1/4/10 – Approved staff recommendation of CS-CO on consent; (5-0, Baker absent).

CITY COUNCIL 1ST READING: 1/13/11 – Approved staff recommendation on consent 1st reading, (7-0).

DEPARTMENT COMMENTS: This 7.678 acre tract is currently undeveloped and has an approved site plan for a drive through restaurant use. The applicant seeks to rezone the property to allow for a convenience storage use. The area residents have met with the applicant and have agreed to the rezoning request with conditions. A conditional overlay on the property will limit the property to only convenience storage as a commercial services (CS) zoning use and the community commercial (GR) uses permitted in ordinance # 011025-29, and limit the allowable trips per day to 4,000. Per an agreement between the applicant and the Hill Country Estates Home Owners Association, design criteria will be included in a private restrictive covenant to be filed concurrently with this case.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped
<i>North</i>	SF-3-NP	Single Family/Mobile Home
<i>South</i>	MF-3-NP	Undeveloped/Warehouse
<i>East</i>	SF-3-NP	Mobile Home
<i>West</i>	SF-3-NP	Single Family

TIA: Waived

WATERSHED: Barton Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Stoneridge Neighborhood Association
Barton Creek North Property Owners
Save Barton Creek Association

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-01-0034	SF-2 to LO-CO and GR-CO	5/8/01 – Approved LO-CO and GR-CO (5-3, RV/JM/RC-NO)	Approved LO-CO and GR-CO (4-2, RA/DS-NO); 3RD RDG
SPC-03-0026C	Site plan for drive through restaurant use	6/15/04 – Approved request by consent (9-0).	N/A

BASIS FOR RECOMMENDATION

1. *Zoning should allow for reasonable use of the property.*

The recommended zoning will allow the removal of a site plan for a drive through restaurant and will create a low intensity commercial project that is more compatible with surrounding uses and neighborhoods.

2. *Zoning changes should promote a balance of intensities and densities.*

The recommended zoning and associated design criteria will promote a transition between nearby commercial and office zoned properties located on a major corridor to single family residences.

EXISTING CONDITIONS

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the contributing zone. This tract lies in the recharge zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Water and Wastewater

The landowner intends to serve the site with City of Austin water utilities and an on-site sewage facility approved by the Austin Water Utility. The landowner, at own expense, will be responsible for providing any water utility improvements, offsite main extensions, utility relocations and or abandonment required by the land use. The water utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water utility tap permit.

Wastewater service is not currently available to the subject tract. If the landowner wishes to connect to City of Austin wastewater service, a Service Extension Request must be approved. For more information pertaining to the Service Extension Request process and submittal requirements, contact James Grabbs with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0304. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.

For more information pertaining to the On-Site Sewage Facilities process and submittal requirements contact Loan Nguyen with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0261. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the On-Site Sewage Facilities review.

Site Plan:

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Hill Country Roadway

The site is located within 1,000 feet of Loop 360 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of Loop 360. The site may be developed with the following maximum floor-to-area ratio (FAR):

<i>i. Slope</i>	<i>Maximum FAR</i>
ii. 0-15%	0.25:1
iii. 15-25%	0.10:1
iv. 25-35%	0.05:1

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along Loop 360. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of Loop 360 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Building materials must be compatibility with the hill country environment. (25-2-1176)

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should continue to be limited through a conditional overlay to less than 4,000 vehicle trips per day in accordance with the initial Zoning Ordinance No. 011025-29 (Refer to Zoning Case C14-01-0034)..

There are no existing sidewalks along Loop 360.

The 2009 Bicycle Plan recommends a wide shoulder (SH) along Loop 360 between Westbank Drive-Walsh Tarlton Lane-Mopac for a 10'-12' bike lane/bike route facility.

Capital Metro bus service is available along Loop 360 with the #30 – Barton Creek Square local service.

Street	Row	Pavement Width	Classification	ADT
Loop 360	Varies	Varies	MAD6+	44,000++

+A six-lane divided, major arterial roadway according to the adopted 2025 Austin Metropolitan Area Transportation Plan

++TxDOT AADT Counts - 2009

CITY COUNCIL DATE: January 13, 2011
January 20, 2011

ACTION: Approved on 1st reading

ORDINANCE READINGS: 1st 1/13/11

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

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